

NUEVA ANDALUCÍA

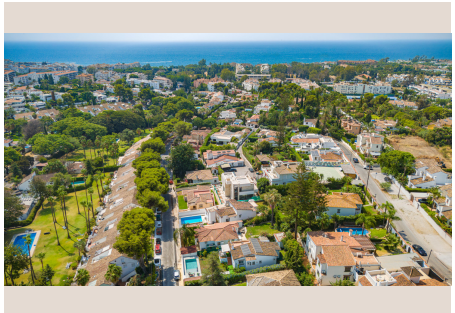
1,375,000 €

REFERENCE R5448514

Unrivalled Reform Opportunity: Design Your Bespoke Luxury Villa in Marbella's Prestigious Nueva Andalucía

2	277 m²	500 m²
BEDROOMS	BUILT	PLOT













Description

Embark on an extraordinary journey to craft your ultimate dream residence within one of Marbella's most coveted enclaves. This exclusive reform opportunity presents a rare and compelling proposition: to transform an existing property into a spectacular, state-of-the-art contemporary villa. Nestled in a prime position within Nueva Andalucía, Southern Spain, this offering is not merely a property; it is a blank canvas awaiting the discerning vision of its future owner, promising an unparalleled lifestyle of luxury, comfort, and sophistication.

Discover the Allure of Nueva Andalucía: Marbella's Epicentre of Luxury Living

Positioned in the heart of Marbella's 'Golf Valley', Nueva Andalucía stands as a beacon of high-end living on the sun-drenched Costa del Sol. This prestigious residential area is celebrated globally for its harmonious blend of verdant landscapes, breathtaking mountain vistas, and immediate access to an enviable array of world-class amenities. From its immaculate golf courses to its vibrant culinary scene and boutique shopping, Nueva Andalucía encapsulates the very essence of Mediterranean elegance and a cosmopolitan lifestyle. It's a place where serene privacy meets effortless convenience, creating an irresistible draw for those seeking the finest experiences.

This particular 500 m² plot is ideally situated to capture the very best of its surroundings. Imagine residing just minutes away from the sparkling shores of the Mediterranean Sea, where sun-kissed beaches invite leisurely strolls and refreshing dips. The vibrant energy of Puerto Banús, with its luxurious yachts, designer boutiques, and Michelin-starred restaurants, is merely a stone's throw away, offering endless entertainment and social opportunities. For golf aficionados, the property's location within the famed 'Golf Valley' is paramount, providing immediate access to championship courses such as Los Naranjos, Las Brisas, and Aloha Golf Club, promising an unparalleled golfing experience on your doorstep.

Beyond leisure, Nueva Andalucía offers an excellent selection of restaurants ranging from traditional Spanish tapas to international fine dining, charming cafés perfect for a morning espresso, bespoke shops for every need, and all essential everyday amenities, including international schools, health clinics, and supermarkets. This strategic positioning ensures that every convenience and luxury is within easy reach, solidifying Nueva Andalucía's reputation as one of Southern Spain's most desirable residential locations for permanent living or an exquisite holiday retreat.

Unlock Boundless Potential: Your Visionary Architectural Masterpiece

This reform project offers an extraordinary opportunity for architectural expression and value enhancement. Subject to the relevant planning permissions, the generous 500 m² plot provides ample scope to develop a magnificent two-storey villa, thoughtfully designed with an additional basement level. This strategic expansion maximises not only the living space but also significantly elevates the property's market value, transforming it into a truly bespoke residence tailored to modern luxury standards. Picture a grand entrance leading into expansive, open-plan living areas, seamlessly connecting indoor and outdoor spaces through floor-to-ceiling glass, bathing the interiors in natural light.

The potential for a contemporary design is immense. Envision a sleek, minimalist aesthetic combined with state-of-the-art smart home technology, creating a home that is both aesthetically stunning and supremely functional. The design could incorporate gourmet kitchens equipped with premium appliances, sophisticated dining areas perfect for entertaining, and multiple luxurious bedroom suites, each with private balconies or garden access. The basement level, often overlooked, presents a unique opportunity for customisation, allowing for the creation of a private spa and wellness area, a dedicated home cinema, a professional-grade gym, or even a wine cellar, adding an extra layer of opulence and utility to the property.

The existing villa already benefits from a private garage, a valuable asset that can be seamlessly integrated and enhanced within the redevelopment plans. This could be transformed into a secure, multi-car garage or even incorporate additional storage and utility spaces, further contributing to the property's practical appeal and luxury credentials.

Embrace the Mediterranean Dream: An Exquisite Outdoor Oasis

Beyond the walls of the future villa lies an equally impressive outdoor canvas, poised to become a private sanctuary for relaxation and entertainment. The ample plot size allows for the meticulous design of beautifully landscaped gardens, providing a tranquil backdrop and ensuring ultimate privacy. Envision lush greenery, vibrant flora, and serene water features, creating an atmosphere of peace and natural beauty.

Generous terraces, strategically positioned to capture the best of the Marbella sun, offer endless possibilities for al-fresco living. These expansive outdoor spaces are perfect for elegant outdoor dining under the stars, sophisticated lounge areas for social gatherings, or quiet corners for morning coffee overlooking your private domain. The inclusion of a sparkling private swimming pool is essential, serving as the centrepiece for enjoying Marbella's glorious, year-round Mediterranean climate. Whether it's refreshing dips on hot summer days or relaxing by the poolside with a good book, the outdoor area is designed for ultimate enjoyment and a quintessential Marbella lifestyle.

A Prudent Investment in Marbella's Elite Property Market

This exceptional property represents more than just a home; it is an outstanding investment opportunity within one of Marbella's most desirable neighbourhoods. Whether your ambition is to build a bespoke family residence perfectly tailored to your desires or to secure a shrewd investment in a location renowned for its consistent capital appreciation, this plot offers compelling advantages. Nueva Andalucía's enduring appeal, coupled with the scarcity of prime development plots, ensures that properties of this calibre are highly sought after by an international clientele.

The ability to create a stunning, modern villa in a prime Nueva Andalucía location guarantees significant future value and strong rental potential for those considering it as a lucrative asset. This is a chance to not only own a piece of Southern Spain's most prestigious real estate but to actively shape it into a masterpiece of contemporary design, ensuring its prominence in a competitive luxury market. Don't miss this unique opportunity to capitalise on an unbeatable location and transform an existing structure into an iconic luxury villa, perfectly blending modern architecture with the idyllic Mediterranean lifestyle.

Details

Reference	R5448514	Property Type	Villa
Status	Sale	Price	1,375,000 €
Bedrooms	2	Bathrooms	by request
Build size	277 m²	Plot Size	500 m²
Terrace	–	Parking places	by request

Features

Pool, Private garden, Lift, Parking